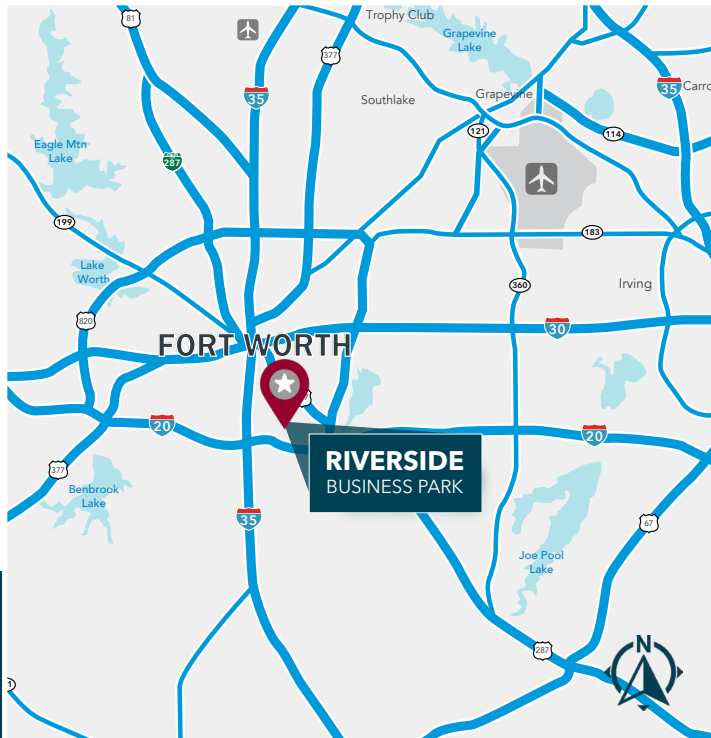


A 69,800 SF BUSINESS PARK WITH 1.45 ACRES OF OUTSIDE STORAGE IN THE HEART OF FORT WORTH.

AVAILABLE  
FOR LEASE

## RIVERSIDE BUSINESS PARK

2463 S RIVERSIDE DRIVE  
FORT WORTH, TX 76104



### PROPERTY HIGHLIGHTS

- 69,800 SF Business Park with 1.45 Acres of Outside Storage in the Heart of Fort Worth
- 2025 Major Business Park Renovation Including:
  - Full roof replacement
  - Upgraded lighting
  - Updated exterior façade
  - Make-ready office and restroom spaces
  - White-boxed warehouse spaces



VIDEO TOUR

- Fully fenced and stabilized outside storage available
- Multi-tenant park setting
- Heavy power available
- 14'-17' clear heights
- Building 2517 is fully sprinklered
- Located in an Economic Incentive Zone-qualifying tenants and owners may be eligible for tax benefits, grants, or other financial incentives\*

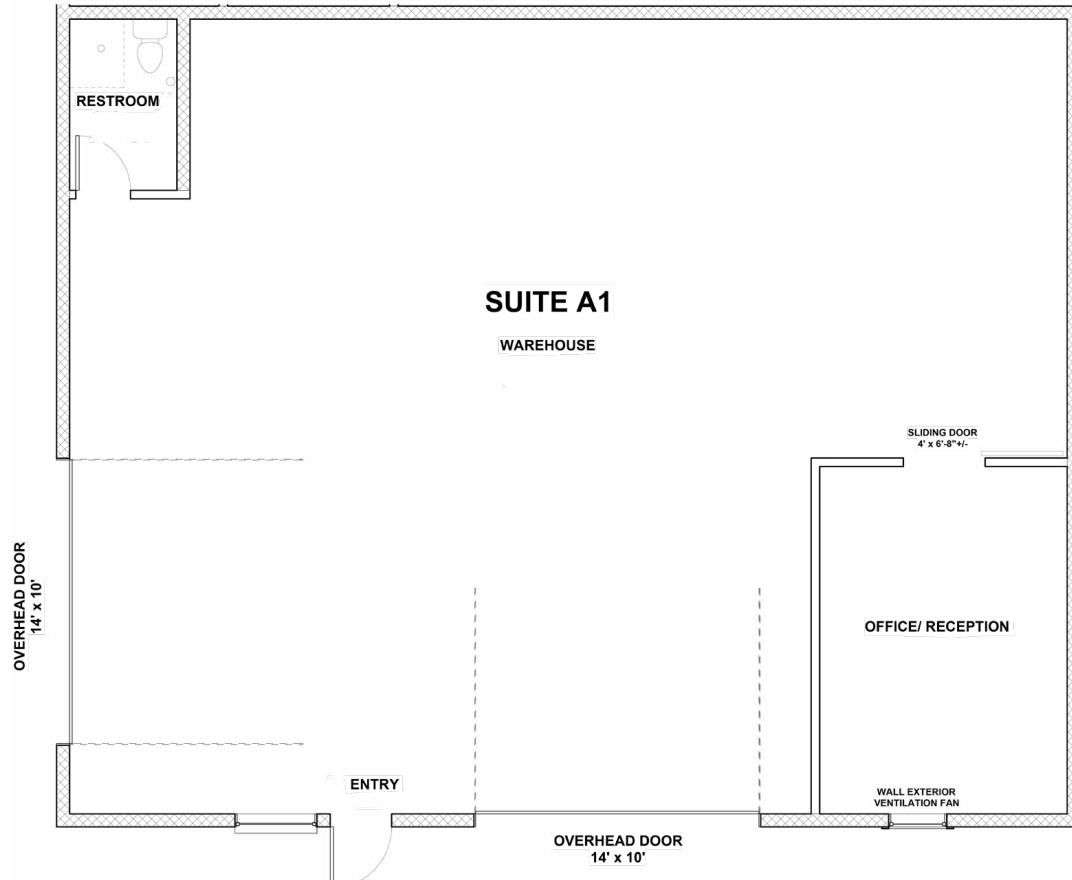
\* Interested Parties Should Consult with the City of Fort Worth or a Tax Professional to Determine Specific Eligibility and Benefits

FOR MORE INFORMATION:

**REID BASSINGER, SIOR**  
214.208.3194  
rbassinger@lee-associates.com

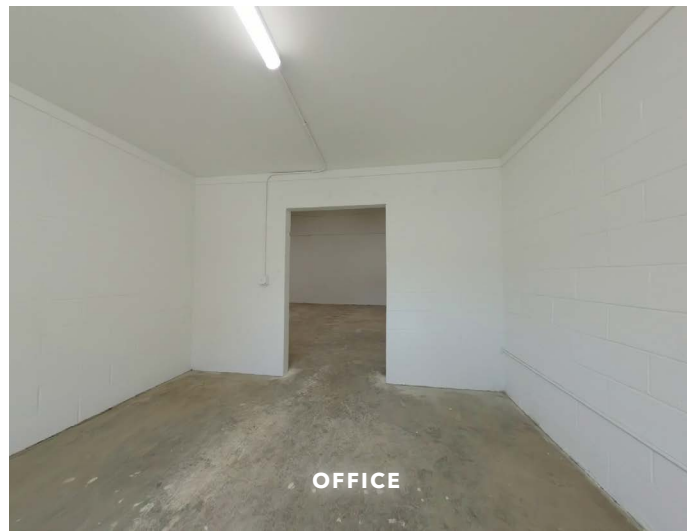
**JEREMY MOJICA**  
806.786.2263  
jmojica@lee-associates.com

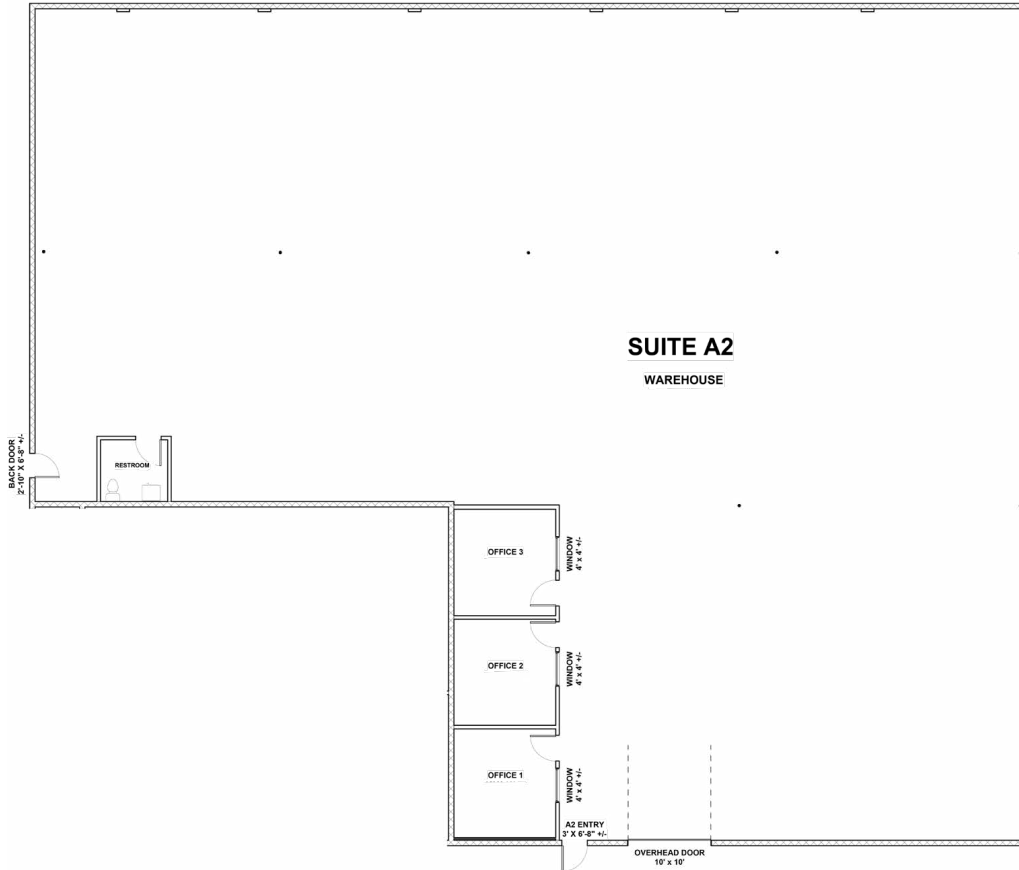
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COMMERCIAL REAL ESTATE SERVICES



## SUITE A-1

- 2,450 SF
- ±230 SF Office
- One (1) Restroom
- One (1) 14' x 10' Overhead Doors
- 3 Phase / 208 Volts / 400 Amps
- 14' Clear Height
- Newly Renovated And Made Ready Space





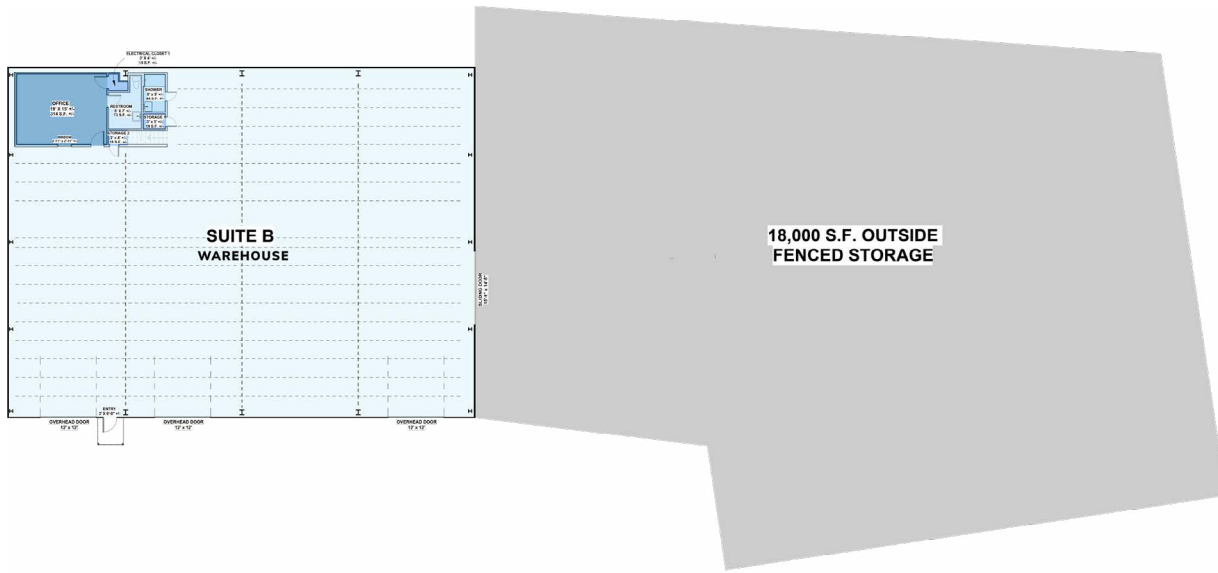
## SUITE A-2

- 9,575 SF
- 491 SF - 3 Private Offices
- One (1) Restroom
- One (1) 10' x 10' Overhead Doors
- 3 Phase / 208 Volts / 400 Amps
- 14' Clear Height
- Newly Renovated And Made Ready Space
- Electrical Drops in Place
- Welding Stations



# SUITE B | 7,558 SF + 18,000 SF OUTSIDE STORAGE

**RIVERSIDE**  
BUSINESS PARK



## SUITE B

- ±7,558 SF
- 480 SF Office + ±18,000 of Outside Storage
- One (1) Restroom
- Three (3) 12' x 12' Overhead Doors
- One (1) Large 16' x 14.5' Sliding Door
- 3 Phase Power
- 17' Clear Height



# LOCATION OVERVIEW

**RIVERSIDE  
BUSINESS PARK**



## DRIVE DISTANCES

-  HWY 287: 1 Mile
-  I-30: 2 Miles
-  I-35W: 2 Miles
-  I-20 / Loop 820: 5 Miles
-  Fort Worth CBD: 4 Miles
-  DFW Airport: 24 Miles
-  Dallas CBD: 33 Miles



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